

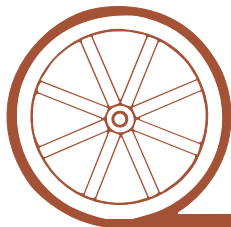
# LAND FOR SALE

## Chase County Pivot Quarter



- Location:** 12 miles west and 2 miles south of Imperial, Nebraska.
- Legal Description:** NE1/4 Section 8-T6N-R40W of the 6th PM, Chase County, NE.
- Acres:** 160 Tax Assessed Acres
- Taxes:** 2012 Taxes Payable in 2013 - \$2,806.00
- Land Use:** 132.7 pivot irrigated acres and 25.3 acres dry cropland pivot corners with 17.9 acres in CRP.
- FSA Info:** 17.9 acres enrolled in CRP with payment of \$555 to September 30, 2020; 101.4 acres corn base at 125 DCP and 32.4 acres wheat base at 39 DCP.
- Water:** 132.7 certified acres in the Upper Republican NRD. Water allocation at the start of 2013 year was 112.45 inches. 2013 water use estimated to be 4 inches per acre and remaining allocation is estimated to be 108 inches per acres. Pump test, November 2013, showed 816 gpm @ 49 PSI with 110 pumping level.
- Soils:** 83% Irrigated Class III soils, mainly Rosebud - Canyon loams, 1 to 3% slopes, and 17% Class IV non-irrigated.
- Irrigation Equipment:** Reinke 8 tower center pivot, 75 HP electric motor, Western Land Roller turbine pump. Well Registration #G-031287 drilled in 1969 to 320 feet with static at 50 feet and flowed 3000 GPM at drilling. Spray package set for 800 GPM at 50 PSI.
- Possession:** Immediate possession upon closing.
- Price:** \$1,180,000.00
- Comments:** Nearly level pivot irrigated cropland with an excellent irrigation well. Located in a very productive farming area west of Champion, Nebraska. Submersible stock well located in northeast corner.
- Contact:** Jerry Weaver; Listing Agent - 308-539-4456 or [jerry@agriaffiliates.com](mailto:jerry@agriaffiliates.com)  
Mike Polk, Bruce Dodson, Loren Johnson, Tony Eggleston, Chase Dodson

*Offered Exclusively By:*



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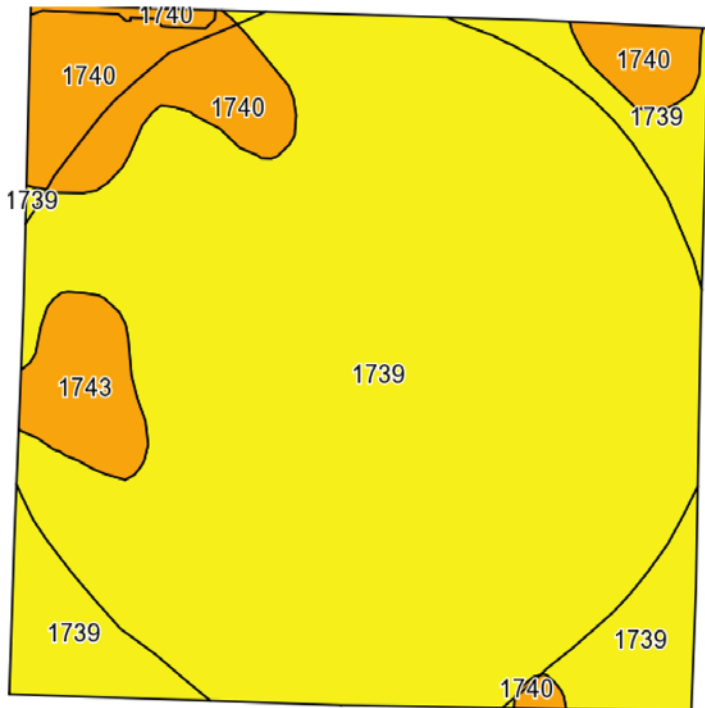
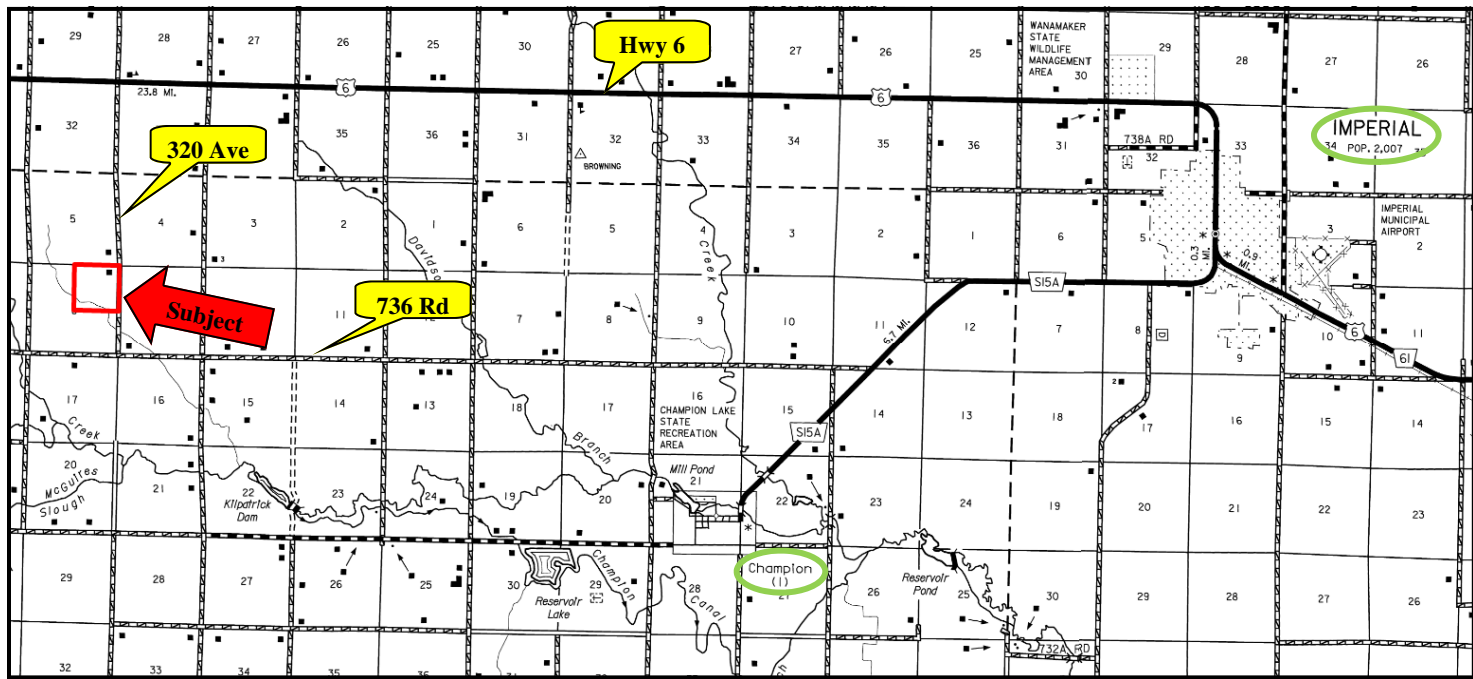
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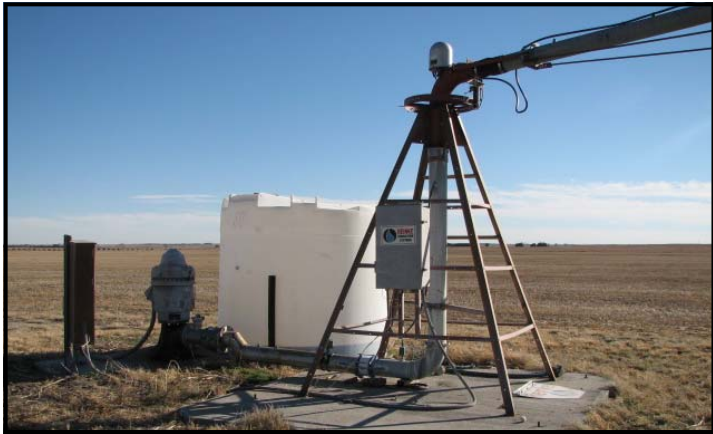
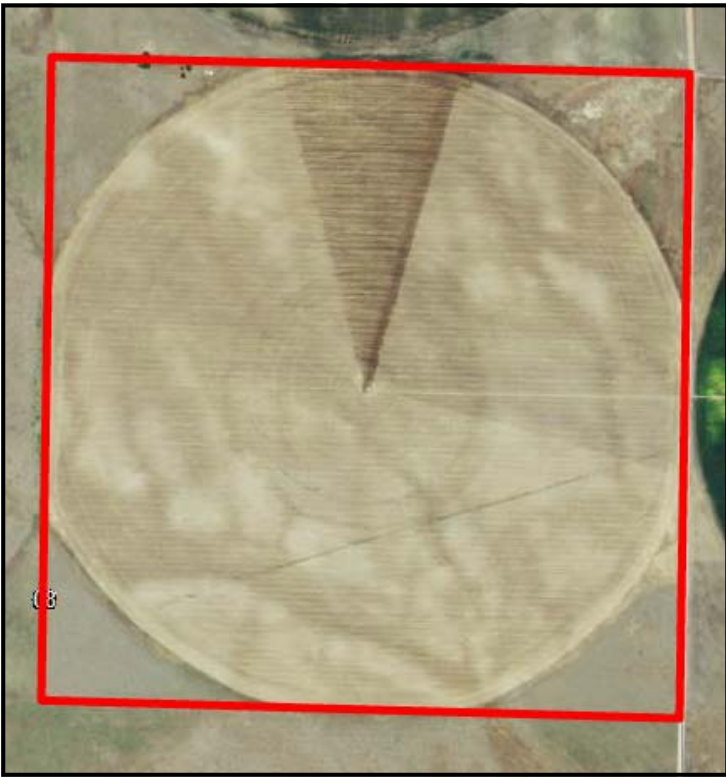
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	138.65	86.7%		IVs	Ille
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	15.40	9.6%		Vs	Ille
1743	Rosebud-Canyon loams, 6 to 12 percent slopes, eroded	5.87	3.7%		Vs	Ive

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